

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Richmond State: CA

PJ's Total HOME Allocation Received: \$12,361,289 PJ's Size Grouping*: C

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:							
			PJs in State:	92			
% of Funds Committed	92.47 %	90.22 %	25	90.66 %	67	68	
% of Funds Disbursed	80.22 %	80.19 %	44	81.06 %	34	34	
Leveraging Ratio for Rental Activities	8.69	5.73	1	4.62	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	33.49 %	72.76 %	78	81.27 %	5	4	
% of Completed CHDO Disbursements to All CHDO Reservations***	38.19 %	60.11 %	70	68.23 %	12	11	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	86.78 %	78.04 %	30	79.86 %	53	60	
% of 0-30% AMI Renters to All Renters***	67.77 %	41.03 %	10	44.82 %	79	84	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	98.35 %	92.04 %	36	94.65 %	43	47	
Overall Ranking:			In State:	52 / 92	Nationally:	28 25	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$8,266	\$32,339		\$25,419	121 Units	63.00 %	
Homebuyer Unit	\$45,772	\$19,480		\$14,530	39 Units	20.30 %	
Homeowner-Rehab Unit	\$15,237	\$26,371		\$20,251	32 Units	16.70 %	
TBRA Unit	\$0	\$2,782		\$3,156	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Richmond CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$47,619	\$22,880	\$15,237
State:*	\$125,042	\$108,908	\$27,200
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ: 4.4 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.24

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	7.6	2.6	21.9	0.0
Black/African American:	78.2	71.8	65.6	0.0
Asian:	0.0	0.0	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	3.1	0.0
Asian/Pacific Islander:	2.5	10.3	0.0	0.0

ETHNICITY:

Hispanic	11.8	15.4	9.4	0.0
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HOUSEHOLD SIZE:

1 Person:	55.5	0.0	71.9	0.0
2 Persons:	16.0	10.3	21.9	0.0
3 Persons:	17.6	43.6	3.1	0.0
4 Persons:	7.6	25.6	3.1	0.0
5 Persons:	2.5	12.8	0.0	0.0
6 Persons:	0.0	0.0	0.0	0.0
7 Persons:	0.8	2.6	0.0	0.0
8 or more Persons:	0.0	5.1	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	16.0	5.1	3.1	0.0
Elderly:	50.4	0.0	87.5	0.0
Related/Single Parent:	20.2	66.7	3.1	0.0
Related/Two Parent:	11.8	25.6	6.3	0.0
Other:	1.7	2.6	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	7.6	0.0 [#]
HOME TBRA:	0.0	
Other:	79.8	
No Assistance:	12.6	

of Section 504 Compliant Units / Completed Units Since 2001 7

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Richmond

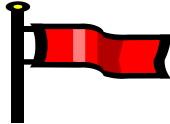
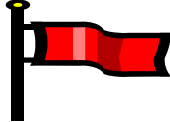
State: CA

Group Rank: 28
(Percentile)

State Rank: 52 / 92 PJs

Overall Rank: 25
(Percentile)

Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	33.49	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	38.19	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	86.78	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	98.35	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	3.18	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

